

City of Alamo Heights  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
**March 11, 2008**

The Architectural Review Board held a its regularly scheduled meeting in the City Council Chambers at 6120 Broadway on Tuesday, March 11, 2008 at 5:30 p.m.

Members present and composing a quorum of the Board:

Mike McGlone, Chairman  
Suzanne Bettac  
Paul Fagan  
Charles John

Members absent:

David Monnich  
Kathy O'Brien  
Thomas Ball

Staff Members Present:

Jack Guerra, Community Development Manager  
Gracie Flores, Community Development Representative

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The meeting was called to order by Mr. McGlone at 5:43 p.m.

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A motion was made by Ms. Bettac to approve the minutes from February 19, 2008 as submitted. It was seconded by Mr. John.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Fagan, John

AGAINST: None

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**CASE NO. 300 S, Permanent sign for Hon Machi Steak and Sushi Bar**  
**4902 Broadway**

Mr. Guerra stated that the applicants were notified of the meeting but were not present.

Ms. Bettac made a motion to continue Case number 300 S to the next scheduled meeting. It was seconded by Mr. Fagan.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Fagan, John

AGAINST: None

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**CASE NO. 292 F, Proposed 2 unit condominium on property zoned MF-D  
107 Eaton**

Mr. Guerra explained the case to the Board. Mr. Peter DeWitt, architect explained the details of the project and the revised location of the garages. Ms. Bettac asked if the railing extends from the garage to the 3 ft. line. Mr. DeWitt stated that there is no railing on the garage anymore and the garage setback is now at eight feet from the rear property line. Mr. John asked if there was a revised landscape plan to match the new location of the garages. Mr. DeWitt stated that he did not but he will come back with a revised landscape plan as they progress with the LEED Certification.

Ms. Bettac made a motion to approve Case No. 293 F as submitted, with the condition that it will be brought back for a final landscape review. It was seconded by Mr. Fagan.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Fagan, John

AGAINST: None

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**CASE NO. 295 F, Proposed landscaping of guest parking  
820 Patterson**

Mr. Guerra gave a brief background on the case and the City Council action. Mr. Pat Chumney, architect, explained to the Board he had submitted what had been asked of him from the last ARB meeting on February 16, 2008. Mr. McGlone asked if the plan minimized disrupting trees on the site. Mr. Chumney stated it would. Mr. McGlone asked if there is always a tent when the parking lot gets used. Mr. Chumney stated the parking lot is used when there is no tent and was proposing to use moonlight lighting on some Elm trees. Mr. Guerra presented correspondence received by city staff in favor of the project from Mr. Carson.

Mr. Chris Carson, neighbor, stated he was in general favor of the project with a few suggestions. Mr. Carson suggested the retaining wall be raised to 4.5 or 5 feet to block car lights coming in and out as well as to minimize the bumpers being close to the edge. Mr. Chumney stated he did not want to raise the retaining wall because he was trying to minimize the height and mass of the retaining wall. He stated a metal railing fence sits on top of the wall for code and safety purposes and that dense plants would reduce the visibility of cars and headlights. Mr. McGlone asked how long it would take for the plants on the parking lot side of the metal rail to reach maturity. Mr. John Troy, landscape architect, stated that plants would be four feet tall. There was extensive discussion about what plants would function as good visual barriers to the parking lot. Mr. McGlone asked if the wall and parking lot were level. Mr. Chumney stated the wall does flare for buttressing purposes. Mr. McGlone stated he was concerned that the car lights would be visible. Mr. Troy explained that there would be layers of landscape textures and greenery to create a visual barrier of parked cars. Mr. Chumney stated that, as part of what could be a gateway to Alamo Heights, he would want moonlights on the four Elm trees along Olmos Drive. Mr. McGlone stated he was concerned that it would be the only lit spot on the drive.

Mr. Fagan made a motion to approve the landscape as submitted. It was seconded by Ms. Bettac.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Fagan, John

AGAINST: None

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There being no further business, the meeting was adjourned at 6:40 p.m.

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THE PROCEEDINGS OF THE MEETING ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Mike McGlone, Chairman



Gracie Flores  
Recording Secretary

4/15/08

Date Signed & Filed